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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops or Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and for building or other operations for the provision of facilities for ventilation, extraction and the storage of rubbish.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class C

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="3"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Ground Floor"/>
Address line 1	<input type="text" value="Erskine Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 3AJ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="527865"/>
Northing (y)	<input type="text" value="184162"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Storey"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="3, Erskine Road"/>
Address line 2	<input type="text"/>

2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 3AJ"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="J"/>
Surname	<input type="text" value="Bowman"/>
Company name	<input type="text" value="BBD"/>
Address line 1	<input type="text" value="85-87 Bayham Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NW1 0AG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Will the total combined floor space in the building (previously and in this proposal) changed under this permitted development right exceed 150 square metres?

Yes No

Is any part of the land, site or building:

- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building);

Yes No

5. Description of Proposed Works and Impacts

Please describe the proposed development:

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Conversion of ground floor retail unit into ice-cream bar (eat-in and take away)

Are there any associated building works or other operations required to make this change?
Note that such works are restricted to provision of following facilities in regard to the new use:

Yes No

- Ventilation and extraction (including provision of an external flue)
- The storage of rubbish

Please provide details of any noise impacts and how these will be mitigated:

No noise will be played. The owner of the upper residential unit owns and will operate the ground floor commercial unit

Please provide details of any odour impacts and how these will be mitigated:

No additional odours will be created. No hot cooking will take place so there will be no additional odours.

Please provide details on how waste will be stored and handled:

As existing arrangement for the retail unit. The amount of waste will not increase.

Please provide details of any transport and highways impacts and how these will be mitigated:

None. No change to current arrangements.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

For example:

- Would there be a reasonable prospect of the building being used under its current use class going forward?
- Would a unique shop, professional or financial service be lost from the area if the use is changed?

The existing retail unit has been vacant for 17 months. The owner was planning on converting it into an office space prior to the COVID pandemic and has had to reassess given the current downturn and lack of desire for office units. The ice cream cafe concept gives an active frontage to an otherwise dead exterior and will make good use of the vacant space.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

The building is not located in a key shopping area. The building will have a positive impact on the area and give an active frontage to a retail unit that has not been in use for 17 months and potentially would not have been used for the foreseeable future given the current situation.

Please either state the proposed opening hours; or tick the box below to confirm they are unknown at this time

Hours of opening unknown

Start Time: Monday to Friday (HH:MM)

10:00

End Time: Monday to Friday (HH:MM)

19:00

Start Time: Saturday (HH:MM)

10:00

End Time: Saturday (HH:MM)

19:00

Start Time: Sunday and Bank Holiday (HH:MM)

10:00

End Time: Sunday and Bank Holiday (HH:MM)

19:00

Please provide details of any impacts based on the hours of opening and how these will be mitigated:

The proposed use will not generate large amounts of noise and there will be no negative impact on neighbours.

6. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

16/11/2020